

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. (954) 828-5123
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Project Name: City of Fort Lauderdale/
Palazzo Las Olas

Case #: 95-R-02

Date: 9/10/02

Comments:

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. The applicant is advised to review all accesses and ensure none conflict with existing overhead power or light poles in the public right of way.
3. Please review all points of access and ensure that accessible ramps and new standard for truncated domes are employed.
4. The engineer shall superimpose an SU 30 vehicle template throughout both internal turns on the 12 foot access. This vehicle shall be able to adequately circulate through this site or the plan must be revised.
5. Discuss why there is a jog in the accesses to this site ? This jog is very peculiar and should be eliminated unless there is a very compelling reason why it is required.
6. Stop signs and bars are needed at each of the accesses where they intersect with a public street.
7. The drainage, signing, and marking plan contains a typographical error. Note that the work 'signing' is mis-spelled in both the title block and on the drawing sheet label.

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8. On this 'drainage, signing, and marking plan' the proposed parallel parking area in the public right of way is designed with 'F' and 'D' curbing. Additional detailing of the specific elevations for properly routing the runoff to the proposed catch basins is needed. Please provide these additional elevations prior to submitting plans for building permit review.
9. All private easements necessary for maintaining water and sewer services to rear units shall be indicated on the utility plan prior to final DRC authorization.
10. A twenty-four (24) foot backout area is required pursuant to Section 47-20 of the City Code for all on site parking. It is not evident that this backout area is available for all spaces (garages

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Robert Mannino

Case #: 95-R-02

Date: 9/10/02

Comments:

1. Flow test required
2. Show hydrant location relative to property

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Robert Mannino

Case #: 95-R-02

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Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Robert Mannino

Case #: 95-R-02

Date: 9/10/02

Comments:

1. There is a 2.5' wide (minimum) buffer required where a vehicular use area adjoins an abutting property. There appears to be a deficiency on the north and south sides of the property.
2. Trees require a minimum 8' wide landscape area. Some of the Gumbo Limbos along 18th Ave. are shown in island areas that are less than the minimum width.
3. Provide the "equivalent replacement" calculations for the trees removed. This should be above minimum Site Code requirements. (Also, palms do not replace trees.)
4. Provide standard calculation list (available upon request) to verify that Site Code requirements are met.
5. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan. (Note: tree planting shall be in accordance with FPL guidelines for planting in the vicinity of powerlines). As an additional comment, the existing overhead lines should be placed underground on this project.

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Division: Planning

Member: Angela Csinsi
828-5984

Project Name: Robert Mannino

Case #: 95-R-02

Date: 9/10/02

Comments:

1. Provide a point-by-point narrative explaining how this project meets the requirements of ULDR Sec. 47-18.33, Townhouse.
2. A minimum of 25% of the townhouse group's front façade shall be set back an additional 5 feet from the rest of the front façade.
3. Discuss encroachment of Unit B's west and east elevation into the angled setback with zoning representative.
4. The site plan proposed includes three off-site parking spaces, above the number required for the number of units. The Property and Right-of-Way Committee must review the proposed spaces adjacent to NE 18 Avenue. Contact Victor Volpi for more information at 954-828-5056.
5. Provide a detail of the proposed shadow box fence. In RC-15 zoning districts, 75% of the fencing abutting a public right-of-way must be of non-opaque materials.
6. Is the wood dock proposed or existing? Docks require a separate engineering permit.
7. Provide a minimum 3-foot walkway to the units adjacent to the lake or an alternate pathway for residents to walk from the street to their units.
8. Provide a detail of the required roofed concrete landing which shall be a minimum of 3 feet by 5 feet and shall be of architectural design and material similar to and integral with the principle structure (ULDR Sec. 47-18.33.B.6).
9. Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Detective Nate Jackson
Office-954-828-6422
Pager-954-877-7875

Project Name: Robert Mannino

Case #: 95-R-02

Date: 9/10/02

Comments:

1. What type of security partition is used to separate the adjoining yards without pools?
 - A. Is adjoining tenant-sharing pool?
 - B. If not, recommend wood box fencing with gate.
2. All windows and glass doors are to comply with SFBC.
3. Will there be parking for guests?
4. Do pedestrian gates have locks and are gates the equivalent height as fence?
5. Are the north/south entries only for the end units?
6. Are the center entries only for the inside units?
7. Recommend motion detection lighting for each garage.

Provide a written response to these comments, on letterhead and signature.

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Division: Zoning

Member: Terry Burgess
(954) 828-5913

Project Name: Robert Mannino

Case #: 95-R-02

Date: 09/10/02

Comments:

1. Provide a narrative outlining compliance with section 47-18.33 section by section.
2. Air condition units are prohibited in the required front yard setback pursuant to section 47-19.2.S.
3. Discuss site circulation with the Engineering representative.
4. Delineate pedestrian easements for the front, rear and side yards pursuant to section 47-18.33.
5. On street does not count in the total number of parking spaces provide for the townhouse development pursuant to section 47-20.2.
6. Discuss on street parking within a forty (40) foot right-of-way with the Engineering representative.
7. A three (3) foot walkway shall be provided from each principal entrance to the public sidewalk pursuant to section 47-18.33.B.10.a.
8. A minimum of twenty five (25%) percent of the front façade shall be setback an additional five (5) feet from the rest of the façade pursuant to section 47-18.33.B.3.
9. Within the RC-15 districts only, any principal structures façade facing a public right-of-way shall be considered the front façade for those units. Each unit must have, on a front façade, its own principal entrance. The entrance shall be a roofed concrete landing a minimum of three (3) feet by five (5) feet pursuant to section 47-18.33.B.6.
10. Fence requirements within the RC-15 districts, seventy five (75%) of all fencing along the front yard of the townhouse development abutting a public right of way must be non-opaque materials such as vertical bar or picket fence pursuant to section 47-18.33.9.

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11. Dimension balconies and covered entries on site and elevation plans pursuant to the requirements in section 47-19.2.B.
12. Provide a survey for the development site pursuant to section 47-24.1.F.3 prior to final DRC review.
13. Additional comments may be forthcoming at DRC meeting.